

# Chapel Farm Close

GILCRUX



WASHINGTON HOMES

# Village Life Re-imagined Chapel Farm Close

Framed by the sweeping Solway coast and rolling Cumbrian hills, Chapel Farm Close is an exclusive collection of sixteen homes in the heart of Gilcrux. Thoughtfully woven into the character of the village, this brand-new development combines traditional charm with a contemporary edge to create homes that feel both timeless and quietly new. With open skies above and green horizons all around, it offers a calm that is rare and impossible to forget. Here, life unfolds gently as sunsets linger over the hills, the landscape shifts with the colours of each season, and village living brings a sense of belonging. This is a place to slow down, savour the everyday, and embrace the life you have always imagined.



Explore  
development  
online





Thoughtfully Modern  
Quietly Timeless

Reflective Living

## Homes for Every Chapter

There is a quiet elegance to Chapel Farm Close. Graciously framed by open vistas, each home harmonises heritage and modern design, with light-filled interiors that flow naturally and create a sense openness. Kitchens crafted for cooking and conversation sit at the heart of open-plan living, opening out onto gardens that feel like an extension of your home and connect you to the countryside beyond. Lounges offer space to pause, spacious bedrooms with master en-suites provide comfort and retreat, and flexible rooms adapt to your lifestyle—whether that's work, play, or quiet moments.

Design and detail go hand in hand. High-end kitchens with integrated appliances and bathrooms with elegant en-suites bring a sense of understated luxury, while refined touches add character and sophistication. Practical features such as utility rooms, generous storage, garages, and driveway parking are seamlessly integrated where they matter most, while energy-efficient solutions—including EV charging and air source heat pumps—allow your home to work beautifully for today and tomorrow. Every detail has been chosen with care to create a home that feels effortless to live in and unmistakably yours.





View online

Chapel Farm Close  
**The Oak**

4 bedroom detached house with attached garage

4 2 1 1 EPC B

Dominating with presence and filled with light, The Oak brings space, comfort, and everyday luxury together. An elegant entrance hall gives the home its sense of place and flows into the kitchen, dining, and family area, the home's social hub where life unfolds and gatherings spill out to the landscaped gardens. The warm lounge invites cosy evenings or family movie nights, while a second reception room adapts effortlessly as a playroom, study, or creative space. A utility room, downstairs WC, and integral garage sit quietly in the background, leaving the living spaces open and inviting. Upstairs, the master bedroom offers a luxurious en-suite, complemented by three further double bedrooms that provide generous spaces for family or guests. Every detail is designed for effortless living, spacious comfort, and timeless style.



Downstairs Living		
Lounge	5.41m x 4.23m	17'9" x 13'11"
Study	2.55m x 2.3m	8'4" x 13'11"
Kitchen Dining	6.97m x 3.45m + 3.3m x 3.80m	22'10" x 11'4" + 11'1" x 12'6"
Utility	4.50m x 9.83m	14'9" x 6'6"
W.C	1.51m x 9.83m	5'0" x 6'6"
Garage	6.10m x 3.83m	20'0" x 10'5"



Upstairs Living		
Bedroom 1	4.30m x 2.3m	14'1" x 7'11"
En-suite	1.87m x 2.27m	6'2" x 7'5"
Bedroom 2	3.67m x 2.3m	12'0" x 7'11"
Bedroom 3	3.84m x 3.80m	12'7" x 12'6"
Bedroom 4	3.45m x 3.20m / 2.56m	11'4" x 10'6" / 8'5"
Bathroom	2.30m x 2.27m	7'7" x 7'5"

Plots for this home:  
3, 6, 8, 12, 13

**Floor Area:** 185m<sup>2</sup> / 1990ft<sup>2</sup>  
(excluding Garage)



Chapel Farm Close  
**The Oak Alt**

4 bedroom detached house with attached garage

4 2 1 1 EPC B

A thoughtful twist on a much-loved design, this one-of-a-kind home offers generous space with its own individual blueprint. At its heart, the expansive open-plan kitchen and family space is alive with cooking, conversation, and celebrations that carry seamlessly into the garden beyond. The lounge provides a calm space for relaxed evenings, a versatile second reception room flexes with the changing rhythm of family life, and a utility, downstairs WC, and integral garage keep pace with daily routines. Upstairs, the master bedroom enjoys a lavish en-suite, while three further double bedrooms give everyone their own quiet corner. This is a home of individuality, comfort, and connection to modern family life.



**Downstairs Living**

Lounge	5.41m x 4.23m	17'9" x 13'11"
Study	2.55m x 2.3m	8'4" x 7'11"
Kitchen Dining	6.97m x 3.45m + 3.93m x 3.80m	22'10" x 11'4" + 12'11" x 12'6"
Utility	4.50m x 9.83m	14'9" x 32'6"
WC	1.51m x 9.83m	5'0" x 32'6"
Garage	6.10m x 3.83m	20'0" x 10'5"



**Upstairs Living**

Bedroom 1	4.30m x 4.23m	14'1" x 13'11"
En-suite	1.87m x 2.27m	6'2" x 7'5"
Bedroom 2	3.67m x 4.23m	12'0" x 13'11"
Bedroom 3	3.84m x 3.80m	12'7" x 12'6"
Bedroom 4	3.45m x 3.20m / 2.56m	11'4" x 10'6" / 8'5"
Bathroom	2.30m x 2.27m	7'7" x 7'5"

Plots for this home:

7

**Floor Area:** 185m<sup>2</sup> / 1990ft<sup>2</sup><sup>\*</sup>  
(excluding Garage)

NEW HOUSE DESIGN



View online



NEW HOUSE DESIGN



View online

Chapel Farm Close

# The Bluebell

4 bedroom detached house with integral garage

4 3 1 1 EPC B

Perfectly balanced and immediately striking, The Bluebell's twin gables frame a home that blends classic proportions with modern living. The central hallway brings the home together and gives a welcoming sense of arrival. Designed for togetherness, the bright kitchen and dining area hosts everything from lazy weekend breakfasts to lively family gatherings, spilling effortlessly into the garden. The lounge provides a comfortable spot to relax, catch up on the day, or enjoy a family games night, while four double bedrooms—two with en-suites—give everyone their own private nook. Practical spaces such as the utility room, downstairs WC, and integral garage work quietly in the background, leaving the home free for living. Stylish, versatile, and full of life, The Bluebell is a home that feels as good to live in as it looks.



Downstairs Living

Lounge	5.45m x 3.92m	1'1" 0" x 1'2" 10"
Kitchen Dining	7.74m x 3.64m	2'5" 0" x 1'11"
Utility	2.70m x 8.9m	9'1" 0" x 2'6"
WC	1.03m x 8.9m	3'5" 0" x 2'6"
Garage	5.21m x 3.22m	1'7" 0" x 1'7"

Upstairs Living

Bedroom 1	4.61m x 3.4m	1'2" 0" x 1'7"
Ensuite	3.22m x 2.3m	1'0" 7" x 4'0"
Bedroom 2	3.73m x 3.4m	1'2" 3" x 1'7"
Ensuite 2	3.54m x 2.3m	1'1" 7" x 4'0"
Bedroom 3	4.23m x 3.22m	1'3" 1" x 1'0" 7"
Bedroom 4	3.53m x 3.92m	1'1" 7" x 1'2" 10"
Bathroom	3.05m x 9.0m	1'0" 0" x 6'3"

Plots for this home:  
1, 2

Floor Area: 155m<sup>2</sup> / 1668ft<sup>2</sup>\*  
(excluding Garage)



Chapel Farm Close  
**The Clover**

4 bedroom detached house with integral garage

4 2 1 1 EPC B

The Clover celebrates family life with a thoughtful balance of space and functionality. Bathed in sunlight, the open-plan kitchen and dining space flows into a private garden, giving you the perfect haven for alfresco meals, quiet coffee moments, and letting the children run free. The lounge offers a welcoming place to unwind and recharge, while the utility room, downstairs WC, and integral garage keep the practical side of life neatly out of view. Four generous double bedrooms provide plenty of space for the whole family, with the master en-suite providing a private retreat to unwind and escape the day's demands. Cleverly designed for modern family living, The Clover combines comfort, versatility, and style, making it a home perfectly suited to both everyday life and special family moments.



**Floor Area:** 142m<sup>2</sup> / 1528ft<sup>2</sup><sup>\*</sup>  
(excluding Garage)

**Downstairs Living**

Lounge	5.1m x 3.9m	1'6" x 2'9"
Open Plan Living		
Kitchen	6.19m x 4.77m / 3.50m	20'4" x 15'8" / 11'6"
Utility	2.21m x 2.40m	6'11" x 7'10"
WC	2.21m x 0.11m	6'11" x 3'4"
Garage	5.30m x 3.07m	17'5" x 10'1"

**Upstairs Living**

Bedroom 1	3.93m x 3.89m	12'1" x 12'9"
Ensuite	2.44m x 5.55m	8'0" x 15'
Bedroom 2	4.27m x 3.50m	14'0" x 11'6"
Bedroom 3	4.03m x 3.50m	13'3" x 11'6"
Bedroom 4	3.16m x 2.77m	10'4" x 9'1"
Bathroom	2.87m x 2.36m	9'5" x 7'9"



View online

Chapel Farm Close

# The Kingcup

3 bedroom detached house with integral garage

3 2 1 1 EPC C

Life flows effortlessly in The Kingcup. Centring the home, the open-plan kitchen and dining area is the heart of family life. Opening out onto the private garden, it provides the perfect backdrop for golden-hour suppers, weekend brunches in the sun, or relaxed evenings with friends. Just beyond, the cosy lounge offers a place to escape, entertain guests, or lose yourself in a good book, while a utility room, downstairs WC, and integral garage handle the practical side of life quietly in the background. Upstairs, the master suite is a private haven with a luxurious en-suite and the dressing area you have always dreamed of, while two further double bedrooms adapt effortlessly for guests, a home office, or even a personal gym. The Kingcup moves with you, offering space, style, and comfort wherever life leads.



Floor Area: 103m<sup>2</sup> / 1108ft<sup>2</sup><sup>\*</sup>  
(excluding Garage)

## Downstairs Living

Lounge	4.49m x 3.2m / 2.9m	1'9" x 10'11" / 9'8"
Open Plan Living		
Kitchen	4.34m x 4.15m	14'3" x 13'7"
Utility	1.80m x 7.55m	5'1" x 5'9"
WC	1.75m x 0.00m	5'9" x 3'3"
Garage	5.29m x 2.85m	17'4" x 9'4"

## Upstairs Living

Bedroom 1	4.05m x 3.7m	13'3" x 11'1"
Dressing	1.81m x 2.95m	5'1" x 9'8"
Ensuite	1.23m x 2.95m	4'0" x 9'8"
Bedroom 2	3.23m x 4.11m	10'7" x 14'2"
Bedroom 3	3.92m x 2.80m	12'10" x 9'2"
Bathroom	2.25m x 2.28m	7'3" x 7'6"

Plots for this home:  
14, 15



View online

Chapel Farm Close  
**The Alder**

3 bedroom terrace house with driveway

3 2 1 2 EPC B/C

The Alder is where your new chapter begins. Bright and welcoming, its open-plan kitchen and dining area is filled with natural light and designed for everyday living, from relaxed breakfasts to evening meals and those spontaneous get-togethers that make a house feel like home. When it's time to slow down, the lounge provides a cosy corner for movie nights and those lingering Sunday afternoons you never want to end. Three bedrooms give space to grow, with the master enjoying its own en-suite for a touch of everyday luxury, while outside, parking and a beautifully manicured garden complete the home. Practical, stylish, and full of possibilities, The Alder is ready for everything life has in store.

**Pathways to Ownership**

**First Homes:** Offered at 70% of market value for first-time buyers (Plot 9)

**RSL Homes:** Offered through local housing partners to eligible applicants (Plot 10)

**Affordable Homes:** Offered at 70% of market value for local buyers (Plot 11)

Subject to qualifying criteria

**Plots for this home:**

9, 10, 11



<b>Downstairs Living</b>		
Living	4.20m x 4.00m	1'9" x 1'1"
Open Plan	Dining Kitchen	
5.03m x 3.93m	1'6" x 1'1"	
W.C.	1.59m x 0.91m	5'3" x 3'0"

<b>Upstairs Living</b>		
Bedroom 1	3.59m x 2.75m	1'9" x 9'0"
En-suite	1.54m x 1.78m	5'1" x 5'10"
Bedroom 2	2.97m x 2.92m	9'9" x 9'7"
Bedroom 3	3.59m / 2.44m x 2.19m	1'9" / 8'0" x 7'2"
Bathroom	1.92m x 2.92m	6'4" x 9'7"

**Floor Area:** 85m<sup>2</sup> / 915ft<sup>2</sup>\*

## Specifications



	The Oak	The Oak Alt.	The Bluebell	The Clover	The Kingcup	The Alder
Cast Stone / features	•	•	•	•	•	•
French Doors	•	•	•	•	•	•
External doors - front	•	•	•	•	•	•
External doors - rear	•	•	•	•	•	-
Internal Doors	•	•	•	•	•	-
Architrave & Skirting boards	•	•	•	•	•	•
Staircase	•	•	•	•	-	-
Ceilings	•	•	•	•	•	•
Walls	•	•	•	•	•	•
Kitchen	•	•	•	•	•	•
Work surfaces & Upstand	•	•	•	•	•	•
Hob Splashback	•	•	•	•	•	•
Sink	•	•	•	•	•	•
Tap	•	•	•	•	•	•
Oven	•	•	•	•	•	-
Hob	•	•	•	•	•	-
Cooker Hood	•	•	•	•	•	-
Dishwasher	•	•	•	•	•	-
Fridge Freezer	•	•	•	•	•	-

Doors, Joinery & Finishes	Cast Stone / features	Cast stone & / or brick features to front elevations				
	French Doors	Liniar White French Door				
External doors - front	Liniar White Composite Door Frame, Farmhouse Sunningdale style composite door, Cotswold Glass and chrome multi-point locking system. White finish internal and a designated range colours external. Refer to site layout for details					
External doors - rear	Liniar White Composite Door Frame, Farmhouse Cottage half glazed, style composite door, Cotswold Glass and chrome multi-point locking system. White finish internal and a designated range colours external. Refer to site layout for details					
Internal Doors	Suffolk oak style door with chrome lever door handle					
Architrave & Skirting boards	White MDF 69x19mm architrave and 119x19 skirting					
Staircase	White painted softwood spindles and newel post with oak handrail and oak newel caps finished with clear varnish					
Ceilings	White matt emulsion to all ceilings					
Walls	Timeless white matt emulsion to all walls					
Kitchen & Appliances	Kitchen	Range of kitchens in a contemporary layout with matching panels, cornices & plinths				
	Work surfaces & Upstand	Laminate worktops - choices of 22mm or 38mm				
	Hob Splashback	Glass splashback behind hob.				
	Sink	Rumworth 1.5 Bowl Stainless Steel Sink to kitchen area				
	Tap	Breggia polished chrome swivel mixer tap				
	Oven	Bosch single multi-function oven				
	Hob	Bosch Integrated Combination Microwave				
	Cooker Hood	Lamona single multi-function oven				
	Dishwasher	Bosch electric glass-ceramic radiant hob black				
	Fridge Freezer	Lamona electric glass-ceramic radiant hob black				
	Kitchen	Bosch chimney extractor				
	Work surfaces & Upstand	Lamona chimney extractor				
	Hob	Bosch fully-integrated dishwasher				
	Cooker Hood	Bosch Integrated 50/50 fridge freezer				

**Measurements\*** All measurements are approximate and may vary during construction. They are for guidance only and are not intended for use with carpets, appliances, furniture, or space planning.  
**Illustrations:** The illustrations shown are artist and computer-generated images only and do not accurately depict landscaping gradients, street furniture, or other external features. They are provided as a guide only.

**Design and Specification:** Washington Homes and their agents reserve the right to amend designs, layouts, or specifications as necessary without notice; this does not form any part of a contract of sale. Kitchen and bathroom layouts, sanitary ware, styles, and provisions are indicative only. Buyers should confirm all details on site and with the Sales Advisor.  
**Affordable, RSL & First Homes:** Specifications may differ from open market homes; buyers should confirm all details on site and with the Sales Advisor.

## Specifications

	The Oak	The Oak Alt.	The Bluebell	The Clover	The Kingcup	The Alder
Bathroom & Sanitaryware						
Bathroom Basin	Idea Standard, white basin and pedestal with Blitz basin mixer tap to bathrooms, en-suites & cloaks (where applicable)	•	•	•	•	-
WC	Armitage Shanks, white basin and pedestal with Blitz basin mixer tap to bathrooms, en-suites & cloaks (where applicable)	-	-	-	-	•
Bath	Ideal Standard, close coupled WC with soft close toilet seat to bathrooms, en-suites & cloakroom (where applicable)	•	•	•	•	-
	Armitage Shanks, close coupled WC with soft close toilet seat to bathrooms, en-suites & cloakroom (where applicable)	•	•	•	•	-
Shower cubicle to bathroom and en-suite	MIRA flight low level shower tray with MIRA Elevate glassscreen and Mira Assist EV shower (where applicable)	•	•	•	•	•
Wall tiling to bathroom and en-suites	Full height tiles to all shower enclosures with feature tiling to back wall. Half height tiling to all other walls. Brushed Silver straight edge tile trim	•	•	•	•	•
Wall tiles to cloaks	Tile splashback to washhand basin	•	•	•	•	•
Heating						
Central Heating	Worcester Bosch Compress 2000 Heat Pump, IK Cylinders Flow Cyl Heat Pump Buffer Combi	•	•	•	•	-
	Single Zone central heating system	-	-	-	-	•
Towel Rails	Dual Zone central heating system	•	•	•	•	-
Light						
Downlighters	Chrome Towel rail to bathroom & en-suite	•	•	•	•	-
	Satin chrome LED downlighter to kitchen, bathroom & en-suites (where applicable)	•	•	•	•	•
External Works						
Fencing & gates	Close boarded 1.8m high fence with timber gate to rear. Refer to site layout.	•	•	•	•	•
Garden	Turf to front and rear gardens	•	•	•	•	•
Outside Tap	Fitted to rear/side elevations. Refer to house type drawing for location.	•	•	•	•	•
Garages	Power and lighting to all garages	•	•	•	•	-
EV Charger Point	Fitted to side elevation. Refer to house type drawings for location.	•	•	•	•	•
Garage Doors	Retractable style garage door finished in a range of designated colours. Refer to site layout for details.	•	•	•	•	-
Paving	Textured concrete paving	•	•	•	•	•
Driveway	Block paved driveway	•	•	•	•	•
Doorbell	Bell push with transformer	•	•	•	•	•
External Lights	Black Lamp PIR - front and rear doors	•	•	•	•	•

• Available as standard  
 - Not available



All our new homes come with a 10 year ABC warranty.



Comfort  
In Every Corner





A Greener,  
**Cleaner Lifestyle**

Sustainability is at the heart of our homes, with every detail designed for comfort, performance, and care for the planet. Each build starts with a precision-engineered timber frame from responsibly managed forests, where trees are replanted to maintain balance and biodiversity. Combined with advanced insulation in the walls, floors, and roof, this creates a home with a far lower carbon footprint than traditional builds—while keeping it exceptionally warm, quiet, and affordable to run.

Inside, smart systems and subtle innovations work quietly to deliver a home that's kinder to the environment without compromise. Air source heat pumps provide clean heating and hot water, integrated EV charging extends greener choices beyond your door, and energy-saving glazing, LED lighting, and A-rated appliances come as standard. Even the smallest details—like dual-flush toilets and motion-sensor lighting—are chosen to cut waste and reduce costs, so your home doesn't just feel good, it does good too.



Part of the Thomas Armstrong Group  
**Washington Homes**

Washington Homes is a Cumbrian housebuilder with a reputation for creating homes that combine character, quality, and enduring craftsmanship. Our communities span West Cumbria, from High Harrington to Brigham and Wigton to Bothel, with more exciting developments coming soon. Our homes are crafted for contemporary living, with flexible interiors, seamless connections between indoors and out, and refined finishes that make everyday living feel effortless.

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(HOLDINGS)  
LIMITED

[www.washingtonhomes.co.uk](http://www.washingtonhomes.co.uk)

## Out & About Gilcrux

Cradled by rolling countryside beneath vast, open skies, Gilcrux is a village of calm and timeless character. Just 140 homes trace quiet, winding lanes beneath the ancient gaze of St Mary's Church, while a cosy pub, village hall, and green quietly anchor a welcoming community of friendly faces. It's the kind of place where neighbours know each other, and local gatherings and traditions bring people together through the seasons.

Peaceful and untouched, life here moves at an easy pace, with birdsong drifting on the breeze and country walks winding along flower-lined hedgerows. Beyond the lanes, distant views shimmer toward the Solway Coast, and the landscape opens endlessly in every direction, enfolding each home in the gentle sweep of the countryside. And while it feels wonderfully tucked away, the world beyond the village is never far.



Gilcrux Village Hall



Gilcrux St. Mary's Church

26



Aspatria 5 miles via A596  
Cockermouth 9 miles via A595  
Maryport 12 miles via A596  
Carlisle 33 miles via A595



### Bus Routes

Regular services to Aspatria, Cockermouth, and Maryport.



### Train Stations

Aspatria station on the Cumbrian Coast Line to Carlisle, Barrow-in-Furness, and beyond.



### Schools

Primary education is available nearby in Aspatria and Wigton. Secondary schools serving the area include Nelson Thomlinson School in Wigton and Solway Community School in Silloth.

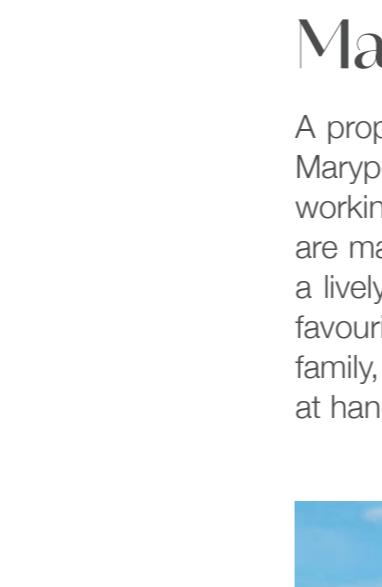


## Aspatria

Just a few minutes' drive away, Aspatria buzzes quietly with everyday life. Schools, a supermarket, post office and petrol station sit around the main street for the daily essentials, while the library, gym, parks and sports clubs give families plenty to do. For work or venturing a little further, the train station offers links west to Whitehaven and north to Carlisle.



West Street, Aspatria



Sir Wilfrid Lawson  
Memorial Fountain



River Derwent, Cockermouth

## Cockermouth

A handsome town of Georgian streets, colourful shops and local flavour, Cockermouth has unmistakable charm. Its independent boutiques, wine bars and cafés are perfect for a weekend wander or midweek coffee, while artisan bakeries, family-run butchers, supermarkets, and healthcare services provide for day-to-day living.



Main Street, Cockermouth

## Maryport

A proper Cumbrian coastal town with real character, Maryport wears its maritime heritage with pride. Its working harbour, long promenade and Victorian streets are made for exploring, with museums, chippies and a lively calendar of community events to enjoy. It's a favourite for bracing walks and seaside days with the family, with all the practical amenities you need also at hand.



Allonby Beach, Maryport



Maryport Harbour



Maryport Lighthouse



Loweswater



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